

# CITY OF CHARLESTON PLANNING COMMISSION MEETING REPORT

## MEETING OF JULY 19, 2017

A meeting of the City of Charleston Planning Commission was held at **5:00 p.m., on Wednesday, July 19, 2017** in the Public Meeting Room, 1<sup>st</sup> Floor, 2 George St. The following applications were considered:

### REZONINGS

1. **Meeting St and Romney St (Peninsula) - TMS# 4631202054 through 4631202061** – 0.522 ac. Request rezoning from Limited Business (LB) to Mixed-Use/Work Force Housing (MU-1/WH).

**RECOMMENDED APPROVAL**

2. **Burris Rd (West Ashley) TMS# 3100300028 (a portion)** – approx. 4.791 ac. Request rezoning from Single-Family Residential (SR-1) to General Business (GB).

**RECOMMENDED APPROVAL**

3. **Burris Rd (West Ashley) TMS# 3100300029 (a portion)** – approx. 5.308 ac. Request rezoning from Single-Family Residential (SR-1) to General Business (GB).

**RECOMMENDED APPROVAL**

4. **Oakville Plantation Rd (Johns Island) TMS# 3170000089 & 011 (portions)** – approx. 89.0 ac. Request rezoning from Light Industrial (LI) to Rural Residential (RR-1).

**RECOMMENDED APPROVAL**

5. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).

**DEFERRED BY APPLICANT**

### ORDINANCE AMENDMENT & ZONING

1. **River Rd (Stonoview PUD - Johns Island) TMS# 3150000012, 047 & 120 & 3450000073, 163 and a portion of 067** – approx. 240.68 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone a portion of 2115 River Road (TMS# 3450000067) (6.13 ac.) so as to be included in the Planned Unit Development (PUD).

**RECOMMENDED APPROVAL**

### SUBDIVISIONS

1. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.22 ac. 18 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).

**DEFERRED BY APPLICANT**

2. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).

**DEFERRED BY APPLICANT**

3. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).

**DEFERRED BY APPLICANT**

## **ZONINGS**

1. **2093 Green Park Ave (West Ashley) TMS# 3551500098** – 0.40 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

2. **1796 Gun Club Rd (West Ashley) TMS# 3540300052** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

3. **Bender St (West Ashley) TMS# 4180700018** – 0.13 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

4. **Oakville Plantation Rd (Johns Island) TMS# 3170000007** – approx. 18.61 ac. Request zoning of Rural Residential (RR-1) and Conservation (C). Zoned Single-Family Residential (R-4) in Charleston County.

**RECOMMENDED APPROVAL**

## **ORDINANCE AMENDMENT**

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-961 to clarify the definition of a site specific development plan.**

**DEFERRED BY CITY STAFF**

## **REPORT OF THE TECHNICAL REVIEW COMMITTEE**

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

### **Preliminary & Final Plats**

1. **Brisbane Cluster Development (Central Park Road – James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Preliminary subdivision plat pending approval.
2. **Avenue of Oaks (5<sup>th</sup> Avenue – West Ashley) TMS# 4180600028 & 115** – 10.0 ac. 41 lots. SR-1. Preliminary subdivision plat under review.
3. **The Villages in Saint Johns Woods, Phase V-1 (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143** – 17.6 ac. 20 lots. PUD. Final subdivision plat pending approval.
4. **1012 Harbor View Road (James Island) TMS# 4261100011** – 0.4 ac. 4 lots. DR-1F. Final subdivision plat recorded.
5. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000003** – 2.6 ac. 9 lots. LB. Preliminary subdivision plat pending approval.
6. **Newbury Street (James Island) TMS# 4250900066 & 067** – 1.1 ac. 3 lots. SR-1. Preliminary subdivision plat under review.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Preliminary subdivision plat pending approval.

8. **Sea Aire Cluster Development (Cooper Judge Lane – James Island) TMS# 4270900069** – 5.9 ac. 24 lots. SR-1. Final subdivision plat under review.
9. **George Griffith Boulevard (James Island) TMS# 3370000162** – 62.3 ac. 2 lots. PUD. Final subdivision plat pending approval.
10. **Grove Street (Peninsula) TMS# 4631501053** – 0.3 ac. 2 lots. SR-2. Final subdivision plat pending approval.
11. **Stonoview, Phase 3 (River Road – Johns Island) TMS# 3150000120** – 19.0 ac. 45 lots. PUD. Final subdivision plat pending approval.
12. **Parcel CC, Peninsula (Village Crossing Drive – Daniel Island) TMS# 2750000203** – 7.6 ac. 17 lots. DI-R. Preliminary subdivision plat approved.
13. **Citadel Crossing (Ashley Town Center Drive – West Ashley) TMS# 3100300003** – 13.0 ac. 2 lots. GB. Preliminary subdivision plat approved.
14. **Farr Street (Daniel Island) TMS# 2750000118 & 182** – 21.1 ac. 3 lots. DI-R. Preliminary subdivision plat pending approval.
15. **1756 & 1758 Folly Road (James Island) TMS# 4310000290** – 1.0 ac. 3 lots. PUD. Preliminary subdivision plat pending approval.
16. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat pending approval.
17. **Grand Terrace at Grand Oaks (Proximity Drive – West Ashley) TMS# 3010000692** – 36.3 ac. 85 lots. PUD. Final subdivision plat under review.
18. **The Village at Stiles Point, Phase 2 (Harbor View Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots. SR-1. Final subdivision plat under review.
19. **Grimball Road Extension & Donnie Lane (James Island) TMS# 4270000086** – 0.8 ac. 3 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat pending approval.
20. **Harbor View Oaks (Harbor View Road – James Island) TMS# 4240700029** – 2.6 ac. 4 lots. SR-1. Final subdivision plat recorded.
21. **Stefan Drive Townhomes (James Island) TMS# 3430700146, 147, 148** – 0.7 ac. 8 lots. DR-12. Final subdivision plat pending approval.
22. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 30.9 ac. 86 lots. SR-1. Preliminary subdivision plat approved.
23. **1991 Clements Ferry Road (Cainhoy) TMS# 2680000125** – 5.8 ac. 2 lots. PUD. Preliminary subdivision plat approved; final subdivision plat pending approval.
24. **1259 Harbor View Lane (James Island) TMS# 4241100004** – 0.7 ac. 2 lots. SR-1. Preliminary subdivision plat approved.
25. **Fifth Avenue (West Ashley) TMS# 4180000006** – 0.8 ac. 3 lots. SR-2. Preliminary subdivision plat approved; final subdivision plat recorded.
26. **Minnie Street (West Ashley) TMS# 4181100074** – 0.2 ac. 2 lots. SR-2. Preliminary subdivision plat approved; final subdivision plat recorded.
27. **Cooper Judge Lane (James Island) TMS# 4270000113** – 0.4 ac. 2 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat recorded.
28. **Grimball Road Extension (James Island) TMS# 4270000081** – 0.8 ac. 3 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat recorded.

#### **Road Construction Plans**

1. **Brisbane Cluster Development (Central Park Road – James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Road construction plans pending approval.
2. **Avenue of Oaks (5<sup>th</sup> Avenue – West Ashley) TMS# 4180600028 & 115** – 10.0 ac. 41 lots. SR-1. Road construction plans under review.
3. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 30.9 ac. 86 lots. SR-1. Road construction plans pending approval.
4. **The Pointe at Rhodes Crossing, Phase 2 (Bees Ferry Road – West Ashley) TMS# 2860000444** – 84.4 ac. 76 lots. LB & DR-1F. Road construction plans under review.
5. **The Cottages, Phase 3 (River Road – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. PUD. Road construction plans under review.
6. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000128** – 25.1 ac. 57 lots. PUD. Road construction plans pending approval.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD.

Road construction plans under review.

8. **Floyd Drive Extension (West Ashley) TMS# 3010000027** – 2.4 ac. 2 lots. GB & GP. Road construction plans under review.
9. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Road construction plans under review.
10. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting [www.charleston-sc.gov/pc](http://www.charleston-sc.gov/pc). In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.